LOT 1 BLOCK F EASTSIDE VILLAGE U
808-1670,1678, 821-2315, LE 1068

RAY FAMILY TRUST DATED MAY 14TH 2014
340 SE ROSEWOOD CIRCLE
LAKE CITY, FL 32025

2025

03-4S-17-07592-201

BUILDING CHARACTERISTICS

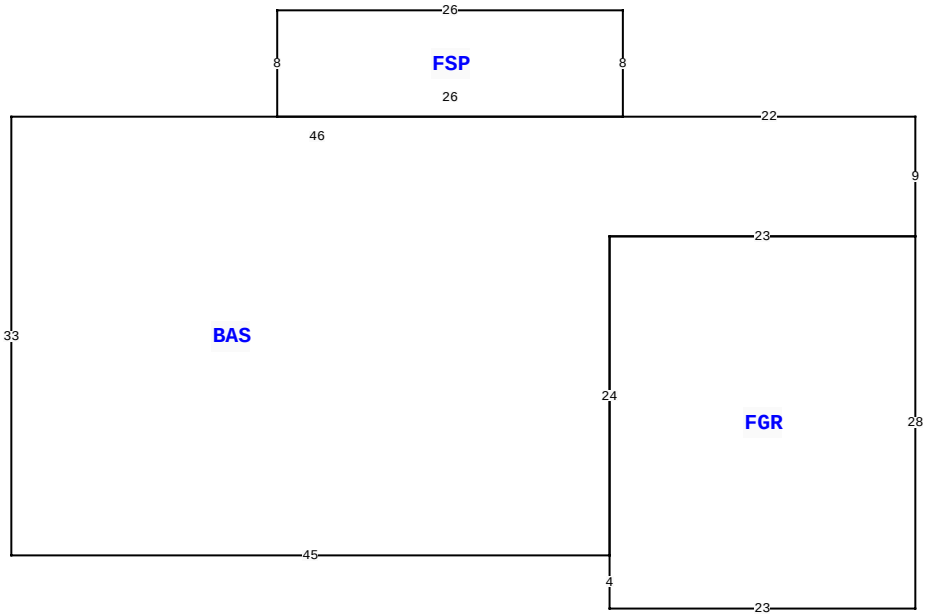
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	148,260
FGR	644	55		354	31,019
FSP	208	40		83	7,273
TOTALS	2,544			2,129	186,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	108.2520	133.37	283,945	1996	1996	0	0	0	34.30	65.70

1 SINGLE FAM 100% - 2024 Heated Area: 1692 HX Base Yr 2024



340 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,552
TOTAL MARKET OB/XF VALUE		2,457
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		213,759
SOH/AGL Deduction		84,383
ASSESSED VALUE		129,376
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		28,654
TOTAL JUST VALUE		213,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047064	Roof Replacement	10,000	04/25/2023
11213	SFR	305	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1864	4/17/2023	WD	Q	I	01	220,000
GRANTOR: HOHMANN JEANNE						
GRANTEE: RAY FAMILY TRUST DA						
1174/0689	5/27/2009	WD	U	I	30	100
GRANTOR: KENNETH P & JEANNE HO						
GRANTEE: KEN & JEANNE HOHMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N8 W26 S8 E26$W46 S33 E45 FGR= S4 E23 N28 W23 S24$ N24 E23 N9$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	838.00	UT	1.50	1.50	100	1996	1996	3	100	1,257	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,457

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 09/25/2023 BY ME Total Acres: 0.29 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/19/2025 BY SYS